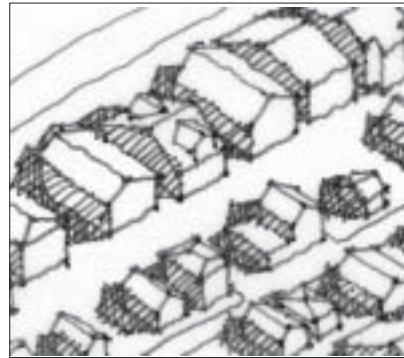


What is a Detached Accessory Dwelling Unit (Detached ADU)?

- o An *Accessory Dwelling Unit* or ADU is a second unit within or attached to a single family home. They are allowed in Seattle.



- o The owner must occupy either the primary or accessory residence.

- o The size of ADUs are limited to 1,000 square feet

- o A *DETACHED* ADU is simply physically separate from the main unit. They are not currently allowed in Seattle.

- o The intent of Detached ADUs is to increase housing options without changing the pattern of single family neighborhoods



Demonstration Program Results:

- o 4 constructed projects, two on alleys:

Magnolia



Green Lake



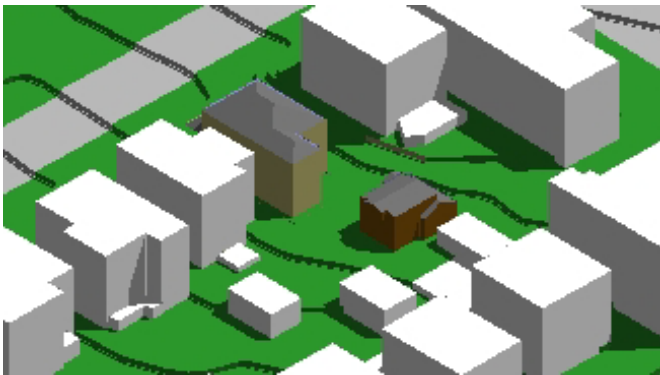
Demonstration Program cont'd

- o two not on alleys:

North Capitol Hill



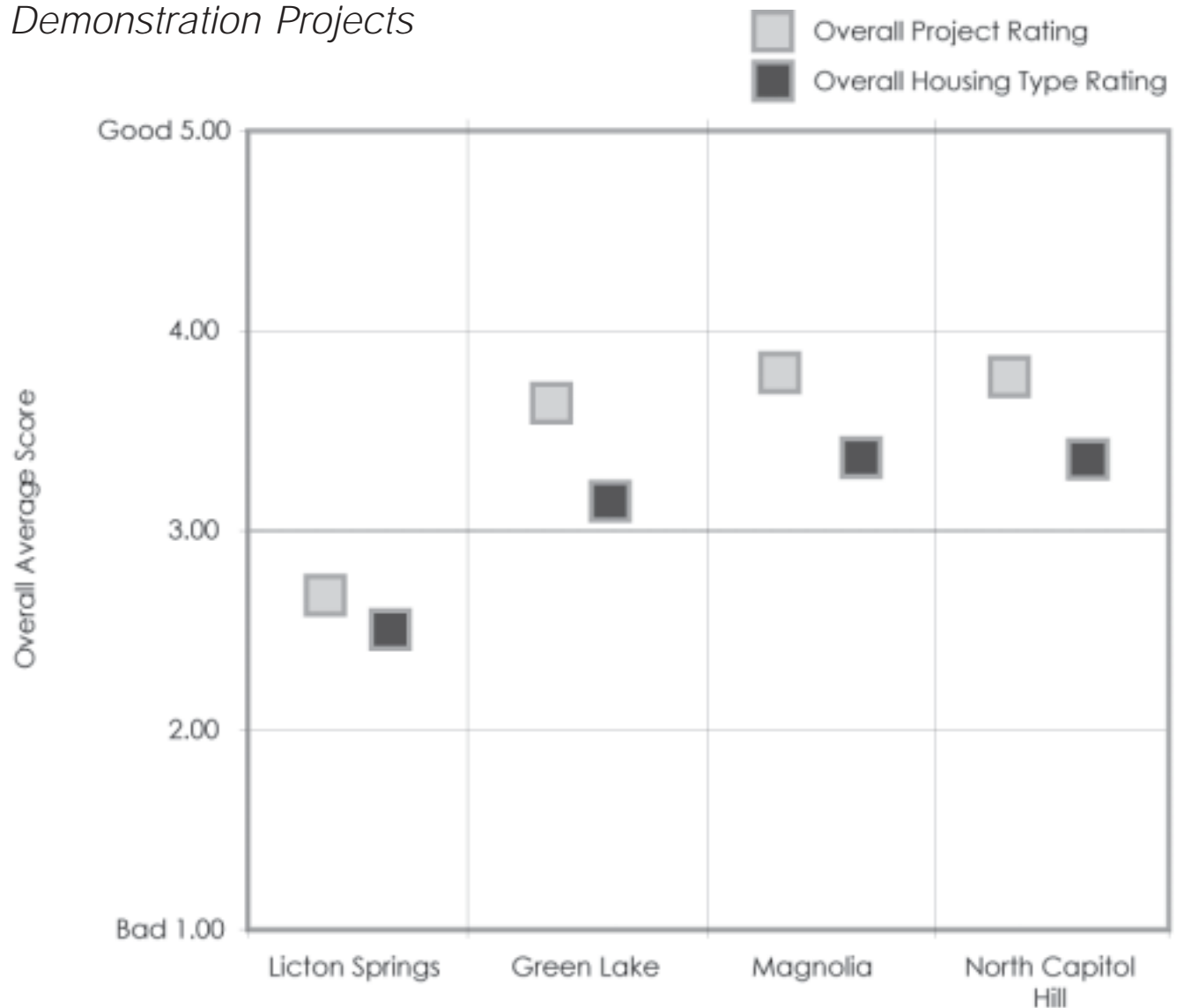
Licton Springs



Survey results:

- o We sent surveys to neighbors within 300 feet of Demonstration Projects to find out what concerns and outcomes of detached ADUs.
- o Overall we found neighbors were supportive.

Survey Results for Constructed Demonstration Projects



Survey results cont'd

- o **Biggest issues brought up:**
 - o traffic,
 - o parking,
 - o privacy,
 - o quality of design.

- o **Lesson learned:**
 - o "Fit" can make Detached ADUs successful
 - o The size has to fit
 - o The design has to fit

Draft Proposal addresses these 4 issues:

Traffic

Detached ADUs address traffic for our region by putting more housing choices near jobs, transit, and goods and services.



Parking

We can require one off-street parking space for any new detached ADU.



Issues Addressed cont'd

Privacy

- o In the Demonstration Program evaluation, surveys, and in focus groups, we learned one size does not fit all.
- o Our standards should be drafted to ensure “fit” and compatibility with existing structures – both the existing home and neighboring homes.



Quality of Design

- o again, standards should help ensure “fit”
- o some flexible standards could help accomplish better neighborhood compatibility.
- o We want to help protect people’s most important investments.
- o Two ideas that have been brought up are “plan books” and detached ADU “how-to” guides – we are looking at these concepts as well.



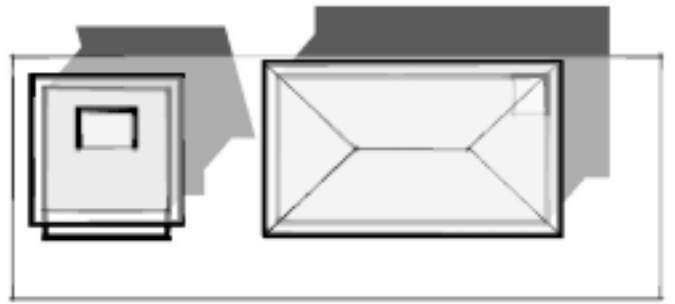
The primary structure and the detached ADU share similar details and have a relationship in scale.

Potential Detached ADU

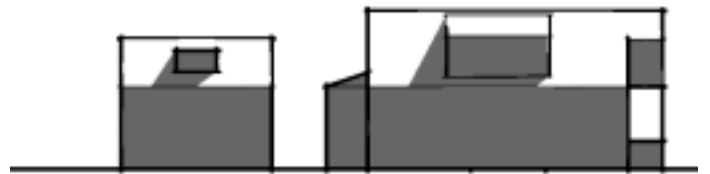
Development Standards and Design Guidelines

Objectives/Intent	Potential Development Standards/Design Guidelines		Flexibility Available?
Basic site requirements should ensure enough space is available to fit a DADU and that open space is maintained	Minimum Lot Size	3,000 ft ²	No
	Minimum Lot Width	25 ft	No
	Minimum Lot Depth	70 ft	No
	Maximum Detached ADU Footprint	1000 ft ²	No
	Maximum Total Lot Coverage (Including Main Structure)	35%	No
Maximum heights based on lot width could ensure DADUs do not overshadow existing homes and that privacy impacts are minimized	Maximum Detached ADU Top Pitch Height/Lot Width Ratio	0.5 ; never to exceed 19 ft	No
	Maximum Detached ADU Base Height	12 ft	Yes
Gross floor area limits ensure that the size of DADUs are appropriate for the size lots they are built on	Maximum Gross Floor Area	1,000 ft ² (including above-grade garage space)	No
	Maximum Detached ADU Gross Floor-to-Lot-Area Ratio (FAR)	0.2	No
Setbacks ensure space is maintained between DADUs and surrounding lots	Minimum Side Yard Setback	5 ft to street	Yes
	Minimum Rear Yard Setback	5 ft to rear lot line	Yes, particularly on alleys
Parking requirements could help maintain on-street parking availability	Off Street Parking Space	One per new unit required	No
Design Treatments should help the DADU fit in with the primary structure as well as surrounding homes, and limit privacy impacts	DADU Materials, Finishes, and Colors	Should reflect that of primary structure	Yes
	Roof Pitch	Should reflect that of primary structure	Yes
	Window Size and Placement	Should reflect primary structure; transparent windows may not face two closest adjacent property lines not separated by right-of-way	Yes
	Landscaping/Screening	Provided for in guidelines	Yes

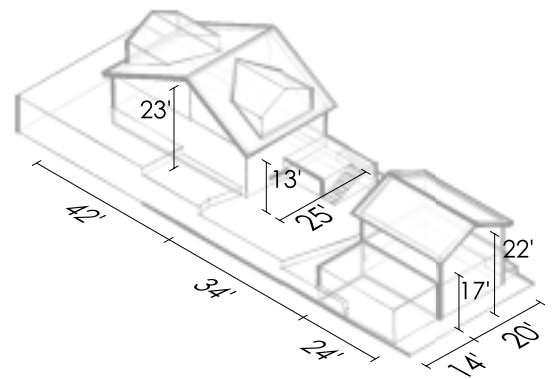
- Basic site requirements should ensure enough space is available to fit a DADU and that open space is maintained



- Maximum heights based on lot width could ensure DADUs do not overshadow existing homes and that privacy impacts are minimized



- Gross floor area limits ensure that the size of DADUs are appropriate for the size lots they are built on



- Setbacks ensure space is maintained between DADUs and surrounding lots

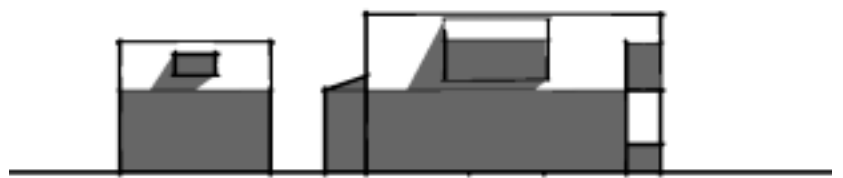
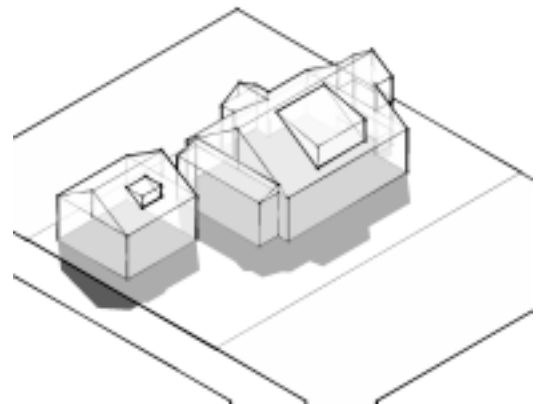
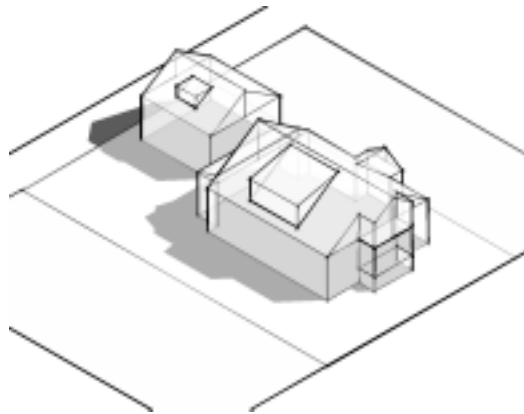


- Parking requirements could help maintain on-street parking availability

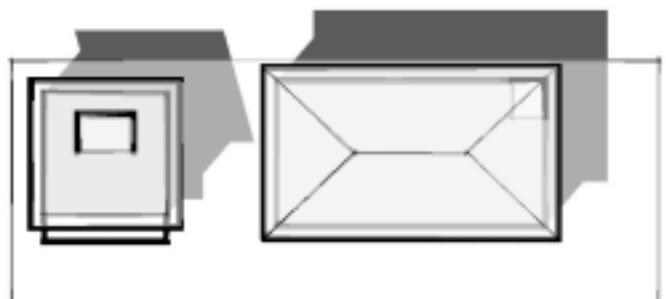
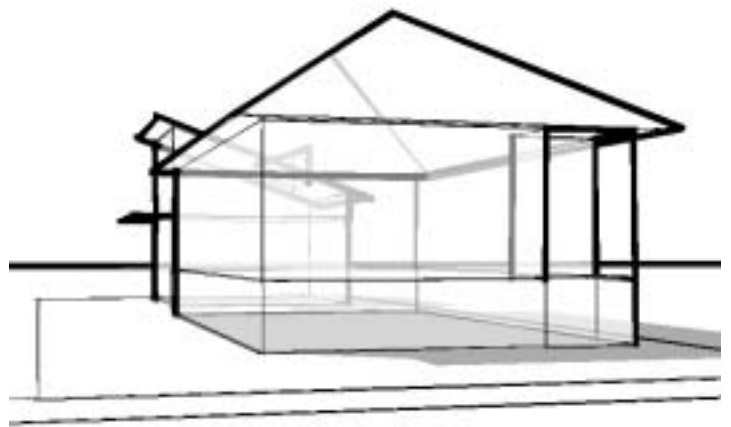
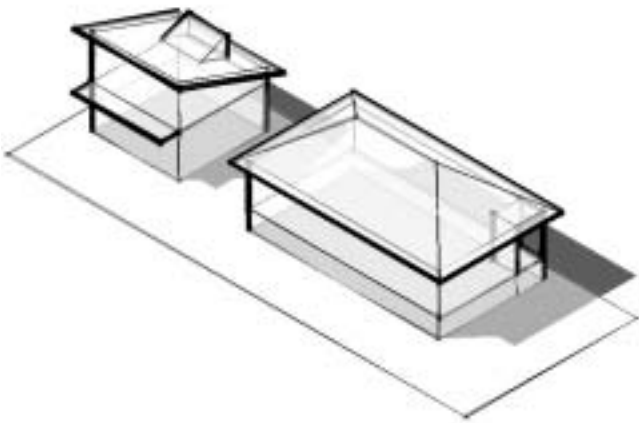
- Design Treatments should help the DADU fit in with the primary structure as well as surrounding homes, and limit privacy impacts



Example of how potential standards could apply on 5,820 s.f. lot



Example of how potential standards could apply on 3,750 s.f. lot



In closing,

by providing the right balance of strict and flexible standards, we can ensure that detached ADUs fit into Seattle's neighborhoods